

ORDINANCE NO. 940929-0

AN ORDINANCE ORDERING A REZONING AND CHANGING THE ZONING MAP ACCOMPANYING CHAPTER 13-2 OF THE AUSTIN CITY CODE OF 1992 AS FOLLOWS: 14.717 ACRE TRACT OF LAND OUT OF THE S. F. SLAUGHTER LEAGUE NO. 1, FROM "DR" DEVELOPMENT RESERVE DISTRICT TO "MF-2-CO" MULTIFAMILY RESIDENCE (LOW DENSITY) DISTRICT-CONDITIONAL OVERLAY COMBINING DISTRICT, LOCALLY KNOWN AS 801-899 WEST SLAUGHTER LANE [ODD NUMBERS ONLY], IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS; WAIVING THE REQUIREMENTS OF SECTION 2-2-3 OF THE AUSTIN CITY CODE OF 1992; AND PROVIDING AN EFFECTIVE DATE.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

PART 1. That Chapter 13-2 of the Austin City Code of 1992 is amended to change the base zoning district from "DR" Development Reserve district to "MF-2-CO" Multifamily Residence (Low Density) district-Conditional Overlay combining district on the property described in File C14-94-0102, as follows:

14.717 acre tract of land out of the S. F. Slaughter League No. 1, said 14.717 acre tract of land being more particularly described by metes and bounds in "Exhibit A" attached and incorporated herein for all purposes, *[hereinafter referred to as the "Property"]*

locally known as 801-899 West Slaughter Lane [ODD NUMBERS ONLY], in the City of Austin, Travis County, Texas.

PART 2. That the Property within the boundaries of the Conditional Overlay combining district established by this ordinance is subject to the following conditions:

1. Multifamily development on the Property shall not exceed a density of 20 units per acre.
2. Except for improvements relating to drainage, underground utility improvements or those improvements that may be otherwise required by the City of Austin, Owner shall maintain a (i) landscape buffer 30 feet wide along the western property line of the Property; and, (ii) landscape buffer 50 feet wide along the southern property line of the Property.
3. Notwithstanding any other provision of the Land Development Code applicable to the Property on the effective date of this ordinance or at the time an application for approval of a site plan or building permit is submitted, no site plan for development of the Property, or any portion of the Property, shall be approved or released, and no building permit for construction of a building on the Property, shall be issued if the completed development or uses authorized by the proposed site plan or building permit, considered cumulatively with all existing or previously authorized development and uses of the Property, generates traffic exceeding the total traffic generation of 2,000 vehicle trips per day.

Except as specifically restricted pursuant to this ordinance, the Property may be developed and used in accordance with the regulations established for the "MF-2" Multifamily Residence (Low Density) base district and other applicable requirements of the Land Development Code.

PART 3. That it is ordered that the Zoning Map established by Sec. 13-2-22 of the Austin City Code of 1992 and made a part thereof shall be changed to record the amendment enacted by this ordinance.

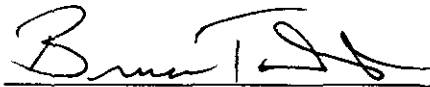
PART 4. That the requirements imposed by Section 2-2-3 of the Austin City Code of 1992, as amended, regarding the presentation and adoption of ordinances are hereby waived by the affirmative vote of at least five members of the City Council.

PART 5. That this ordinance shall become effective upon the expiration of ten days following the date of its final passage, as provided by the Charter of the City of Austin.

PASSED AND APPROVED:

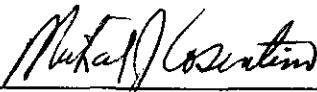
September 29, 1994

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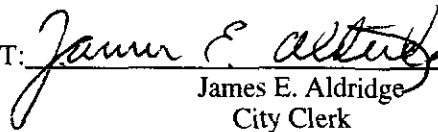
Bruce Todd  
Mayor

APPROVED:



Michael J. Cosentino  
Acting City Attorney

ATTEST:



James E. Aldridge  
City Clerk

29Sept94  
ME/jj

FIELD NOTE DESCRIPTION  
OF 14.717 ACRES OF LAND  
OUT OF THE S.F. SLAUGHTER LEAGUE NO. 1  
IN TRAVIS COUNTY, TEXAS

BEING THE REMAINDER OF THAT CERTAIN 15.00 ACRE TRACT OF LAND WHICH WAS CONVEYED TO V.R. WATTINGER, IN A DEED, RECORDED IN VOLUME 7172, PAGE 1450. OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS, SAID 14.717 ACRES OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A STEEL PIN SET ON THE SOUTH RIGHT OF WAY LINE OF SLAUGHTER LANE (120 FT. R.O.W.) AT THE SOUTHWEST CORNER OF A 0.2541 OF AN ACRE TRACT OF LAND, CONVEYED TO TRAVIS COUNTY, AND RECORDED IN VOLUME 10788, AT PAGE 177, OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS, SAID STEEL PIN BEING THE NORTHEAST CORNER OF A 2.26 ACRE TRACT CONVEYED TO THE CITY OF AUSTIN AND THE NORTHWEST CORNER OF THE TRACT HEREIN DESCRIBED;

THENCE, S 89°52'54"E, A DISTANCE OF 449.91 FT., WITH THE SOUTH RIGHT OF WAY LINE OF SLAUGHTER LAND AND THE NORTH LINE OF THIS TRACT, TO A STEEL PIN SET FOR THE NORTHEAST CORNER OF THIS TRACT, BEING ALSO THE NORTHWEST CORNER OF A VETERANS LAND BOARD TRACT;

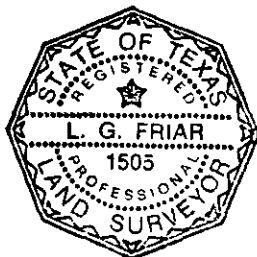
THENCE, S 0°24'34"W., A DISTANCE OF 1069.65 FT., WITH THE WEST LINE OF THE FORESAID VETERANS LAND BOARD TRACT AND THE EAST LINE OF THE TRACT HEREIN DESCRIBED, TO AN IRON PIPE FOUND IN THE NORTH LINE OF A CITY OF AUSTIN, TRACT, FOR THE SOUTHEAST CORNER OF THIS TRACT;

THENCE, S 89°38'40"W, A DISTANCE OF 746.19'FT., WITH THE FENCED NORTH LINE OF THE CITY OF AUSTIN TRACT, AND THE SOUTH LINE OF THE TRACT HEREIN DESCRIBED TO AN IRON PIPE FOUND FOR THE SOUTHWEST CORNER OF THIS TRACT;

THENCE, N 15°47'00"E, A DISTANCE OF 1117.71 FT., WITH THE EAST LINE OF THE FORESAID, 2.26 ACRE, CITY OF AUSTIN TRACT, AS FENCED, AND THE WEST LINE OF THIS TRACT, TO THE PLACE OF BEGINNING AND CONTAINING 14.717 ACRES OF LAND.

SURVEYED: AUGUST 18, 1993

BY: *L.G. Friar*  
L.G. FRIAR, REG. PROFESSIONAL LAND SURVEYOR NO. 1505  
FOR FRIAR SURVEYING AND MAPPING  
AUSTIN, TEXAS



PO#: 940929-0

Ad ID#: AAM001100

Acct #: 499-2499

Austin American-Statesman

Acct. Name: City Clerks Office

AFFIDAVIT OF PUBLICATION

THE STATE OF TEXAS  
COUNTY OF TRAVIS

Before me, the undersigned authority, a Notary Public in and for the County of Travis, State of Texas, on this day personally appeared:

Nancy Christofferson

Classified Advertising Agent of the *Austin American-Statesman*, a daily newspaper published in said County and State that is generally circulated in Travis, Hays, Burnet and Williamson Counties, who being duly sworn by me, states that the attached advertisement was published in said newspaper on the following dates, to wit:

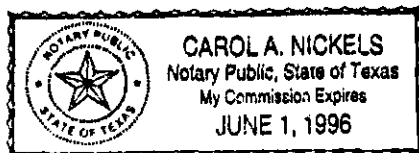
Date (s): October 11th, 1994

Class: 9980 Lines: 20 Cost: 41.20

and that the attached is a true copy of said advertisement.

Nancy Christofferson

SWORN AND SUBSCRIBED TO BEFORE ME, this the 14th day of Oct, 1994.



Carol A. Nickels  
Notary Public in and for  
TRAVIS COUNTY, TEXAS

Carol A. Nickels  
(Type or Print Name of Notary)

My Commission Expires: 6/1/96